



**GRASSROOTS**  
REALTY GROUP

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2609 7 Avenue NW  
Calgary, Alberta

MLS # A2190668



**\$1,895,000**

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,935 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

Canopy trees line this family friendly street in coveted West Hillhurst. Boasting over 4,460 sq.ft. of developed living space with fine European finishes, this stunning executive home showcases a gracious 24ft vaulted foyer, and oak hardwood floors. The low maintenance front yard offers underground sprinklers and lush easy to maintain perennials. A front porch is ideal to relax on and welcomes you as you make your way inside to a spacious foyer and large office separate from the main living areas for the utmost privacy. A spacious formal dining room is highlighted by coffered ceilings, while an inviting living room is anchored by custom built-ins and a gorgeous gas fireplace. Culinary enthusiasts will love the gourmet kitchen with solid maple custom cabinets, high-end appliances (Miele and Subzero), and walk-through pantry with access to large mudroom. The extensive centre island features granite counters and ensures room for entertaining as everyone gathers around. A dramatic curved staircase leads up to a full bathroom and three generous bedrooms, all with walk-in closets. The tranquil primary presents downtown views from the sitting area and features a 2-way fireplace that leads to the lavish 6pc ensuite complete in-floor heat, jetted soaker tub and separate shower. A convenient upstairs laundry room includes storage, sink, and wraps around to a gorgeous balcony that overlooks the front street. The fully developed lower embraces heated floors, an extensive rec room with custom media built-in and wet bar. Two generous bedrooms, one ideally functioning as a home gym, along with a full bath complete the level. Extend your outdoor living in the south exposed backyard. Dinners on the outside deck extend your space for entertaining or you can relax and unwind after a long day on the lower patio or practice your putts on the mini green. Located

within steps to the Karl Baker off-leash dog park, Helicopter Park, the Bow River Pathways system, the Foothills Hospital, and mere minutes to great restaurants, trendy Kensington, and the Downtown Core. This real estate gem is a masterpiece of quality workmanship and ready for you to call "home."